| 173.0 | 0005 | 0010.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 946,000 / 946,000 |
| | | | | | USE VALUE: 946,000 / 946,000 |
| | | | | | ASSESSED: 946,000 / 946,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 9 | -11 | LORNE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | STAMIDES STEFANOS & CHRISTINA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 32 CHANDLER RD |
| Street 2: | |
| Twn/City: | BURLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01803 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | STAMIDES STEFANOS - |
| Owner 2: | - |
| Street 1: | 32 CHANDLER RD |
| Twn/City: | BURLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 01803 |

## NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2574 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4050.000 | 585,900 | | 360,100 | 946,000 |
| Total Card | 0.093 | 585,900 | | 360,100 | 946,000 |
| Total Parcel | 0.093 | 585,900 | | 360,100 | 946,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.52 | /Parcel: 367.5

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 115468
GIS Ref:
GIS Ref:
Insp Date: 11/29/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 173.0-0005-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 586,000 | 0 | 4,050. | 360,100 | 946,100 | 946,100 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 436,300 | 0 | 4,050. | 355,000 | 791,300 | 791,300 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 436,300 | 0 | 4,050. | 272,600 | 708,900 | 708,900 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 409,100 | 0 | 4,050. | 257,200 | 666,300 | 666,300 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 409,100 | 0 | 4,050. | 236,600 | 645,700 | 645,700 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 364,400 | 0 | 4,050. | 221,200 | 585,600 | 585,600 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 364,400 | 0 | 4,050. | 203,700 | 568,100 | 568,100 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 379,200 | 0 | 4,050. | 203,700 | 582,900 | 582,900 | | 12/13/2012 |

!13468!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 03:25:10 |

## LAST REV

| Date | Time |
|---|---|
| 02/19/19 | 13:51:52 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13468

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| STAMIDES STEFAN | 71209-478 | | 6/25/2018 | Convenience | 1 | No | No | | |
| STAMIDES KATERI | 71209-476 | | 6/25/2018 | Convenience | 1 | No | No | | |
| STAMIDES STEPHA | 71209-474 | | 6/25/2018 | Convenience | 1 | No | No | | |
| STAMIDES STEPHA | 71209-472 | | 6/25/2018 | Convenience | 1 | No | No | | |
| STAMIDES STEPHA | 51772-135 | | 10/8/2008 | Family | 99 | No | No | | |
| STAMIDES STEPHA | 48033-289 | | 8/23/2006 | Family | 1 | No | No | | |
| STAMIDES KONSTA | 31542-118 | | 6/27/2000 | Family | 1 | No | No | | |
| | 13812-321 | | 10/1/1979 | | 67,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 115468 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/20/2003 | 106 | Renovate | 35,500 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/29/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/14/2009 | Measured | 345 | PATRIOT |
| 12/23/1999 | Mailer Sent | | |
| 12/16/1999 | Measured | 263 | PATRIOT |
| 12/1/1981 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4050 | | Sq. Ft. | Site | | 0 | 70. | 1.27 | 6 | | | Topo | -5 | | | | | 360,098 | | | | | | 360,100 | |

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 360,098 | Spl Credit | Total: 360,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 25 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.10891604 |
| Const Adj.: | 0.98500049 |
| Adj $ / SQ: | 185.688 |
| Other Features: | 115500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 719803 |
| Depreciation: | 133883 |
| Depreciated Total: | 585920 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

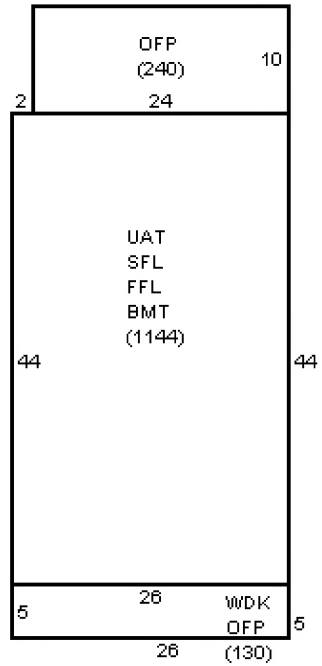
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 204.26 |
| Special Features: | 0 | Val/Su Net: | 138.90 |
| Final Total: | 585900 | Val/Su SzAd | 256.08 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,144 | 55.710 | 63,728 |
| FFL | First Floor | 1,144 | 185.690 | 212,427 |
| SFL | Second Floor | 1,144 | 185.690 | 212,427 |
| OFP | Open Porch | 370 | 20.650 | 7,639 |
| UAT | Upper Attic | 286 | 142.980 | 40,892 |
| WDK | Deck | 130 | 13.490 | 1,753 |

| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 4,218 | | Total: | 538,866 |
| Size Ad | 2288 | Gross Are | 5076 | FinArea | 2574 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

173.0-0005-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|